

Chignik Bay Force Account Management Plan's

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Jan 1 - March 31, 2008 Progress Report (ID: 4594)



During this progress period, the following worksessions were completed with Chignik Bay Tribal Council Members and staff at CE2 Engineers, Inc.:

- Feb 18, 2008
- Feb 29, 2008
- April 3, 2008

In addition, the first Denali Commission Project Coordination Meeting was held at the Denali Commission's offices on:

- March 30th, 2008

As a result of these project planning sessions, a detailed force account management plan has been developed outlining the Tribe's policies pertaining to the management of its force account construction project, including such things as hiring/firing procedures, tribal prevailing wages, force account labor shortages, CE2 training, and project budgetary status.

In addition to development of the force account management plan, the following activities were completed during this project period:

- Development of the online project records management system
- Substantial coordination with the Denali Commission on all funding issues
- Ongoing development of the project's Furnishings, Fixtures and Equipment Plan
- Coordination with BBAHC on I.H.S. Tribal Equipment Funding issues
- Development of the Master Project Reporting Schedule to aide in grants management
- Multiple meetings with HUD ONAP regarding the Tribe's ICDBG award and compliance issues
- Completion of the HUD mandated Environmental Review resulting in the approval of the request for release of funds
- Work on documenting the completion of other special grant conditions stipulated in the HUD ICDBG award
- Update of the HUD ICDBG Implementation Schedule
- Coordination on HUD ICDBG drawdown procedures, usernames, and passwords
- Resolution of the Fire Marshall Permit, with Winchester Alaska's technical assistance - the permit was ultimately approved
- Development of the Inspections Schedule, and the hiring of Winchester Alaska as the Tribe's Inspector

- Substantial work on all pre-construction aspects of the project, including development of a highly detailed construction schedule, development of the Master Project Budget, set-up of the project accounting and grants management binders, substantial completion of the materials takeoff, preparation of a substantial percentage of bid documents, and development of the draft safety plan
- Substantial design coordination between CE2 CM staff and Winchester Alaska to rectify several deficiencies in the construction documents
- Coordination with the Denali Training fund to secure training dollars for the project crew; funds were awarded

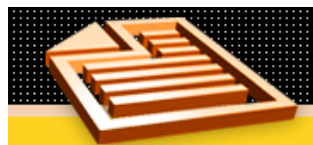
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Project Schedule & Schedule Tracking (ID: 3918)



PROJECT MILESTONE	TARGET COMPLETION DATE	CURRENT % COMPLETE	ACTUAL COMPLETION DATE	COMMENTS
Secure Construction Funds	01/01/2008	90%		Need to apply for FFE funding, AK Mental Health Trust
HUD FONSI/EA	3/18/2008	COMPLETED	3/19/2008	
Material Take Off	4/7/08 to 5/22/08	90%		
Procurement	4/7/08 to 5/22/08	20%		
Mob Superintendent	4/7/08 to 5/22/08			
Local Hire	4/7/08 to 4/8/08			
Denali Training Program	4/7/08 to 5/22/08			
Site Work/Pad Construction	4/15/08 to 5/17/08			
Assemble/Install Foundation Post	5/19/08 to 6/9/08			
Install Floor Framing/Subfloor	6/10/08 to 6/21/08			
Install Exterior Wall Panels/Frame Interior Walls	6/23/08 to 7/23/08			
Set Roof Trusses/Install Metal Roofing/Install Decking	7/24/08 to 8/30/08			
Install Exterior Doors, Windows, & Siding	9/1/08 to 10/11/08			
Interior Plumbing & Electrical Rough in	10/13/08 to 11/5/08			
Install & tape/float drywall	11/6/08 to 1/29/09			
Set Interior Doors & Cabinets/Casework	9/1/08 to 10/11/08			
Paint	1/21/09 to 3/16/09			
Install Flooring	1/21/09 to 3/16/09			
Electrical Trim Out	10/13/08 to 11/5/08			
Set Plumbing/Finish and Trim, Mechanical Trim Out	10/13/08 to 11/5/08 and 1/21/09 to 3/16/09			
Test and Balance	3/16/09 to 4/9/09			
Final Inspection & Warranty	3/16/09 to 4/9/09			
Project Closeout	4/7/08 to 4/21/09			
			OVERALL PROGRESS COMPLETION:	5%

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